



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** May 2, 2012
- CASE NUMBER:** Conditional Use Permit No. 2012-02
Deviation Permit No. 2012-02
- APPLICANT:** RealCom Associates, LLC for Verizon Wireless
- PROPOSAL:** A request for approval of a Conditional Use Permit to construct a seventy (70)-foot tall wireless telecommunication monopole designed as a pine tree. A fenced area is proposed to enclose the tower and 184 square-foot equipment shelter within a 900 square-foot lease area. The project includes a request for approval of a Deviation Permit to allow an encroachment of approximately 145 feet into the required 500-foot separation requirement between the tower and a single-family residence and thirty-five (35)-foot encroachment to an existing guyed tower.
- LOCATION:** The project site is located on the Apple Valley Municipal Golf Course on Fairways #13 and #14, APN: 3112-111-41.
- ENVIRONMENTAL DETERMINATION:** Based upon an Initial Study, Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration has been determined for this proposal.
- CASE PLANNER:** Ms. Carol Miller, Senior Planner
- RECOMMENDATION:** Approval

PROJECT AND SITE DESCRIPTION:

- A. Project Size: The telecommunication facility will occupy 900 square feet of lease area within the Apple Valley Golf Course.
- B. General Plan Designations:
- Project Site - Open Space Recreation (OS-R)
 - North - Single-Family Residential (R-SF)
 - South - Single-Family Residential (R-SF)
 - East - Single-Family Residential (R-SF)
 - West - Single-Family Residential (R-SF)

C. Surrounding Zoning and Land Use:

Project Site - Open Space Recreation (OS-R), Golf Course
 North - Single-Family Residential (R-SF), Single-family residence
 South - Single-Family Residential (R-SF), Single-family residence
 East - Single-Family Residential (R-SF), Single-family residence
 West - Single-Family Residential (R-SF), Single-family residence

D. Height:

Permitted Maximum: 75 ft. (Preferred Location)
 Proposed Maximum: 70 ft.

E. Parking Analysis:

Total Parking Required: 1 Space
 Parking Provided: 0 Spaces

F. Setback Analysis:

Antenna	Required	Proposed
Adjoining Property Line:		
From West	26.5 ft.	745 ft.
From East	26.5 ft.	399 ft.
From South	26.5 ft.	254 ft.
From North	26.5 ft.	408 ft.

G. Separation Analysis:

Tower	Required	Proposed
To SFR		
From West	500 ft.	520 ft.
From East	500 ft.	500 ft.
From South	500 ft.	**355 ft.
From North	500 ft.	520 ft.
To Existing Tower		
	750 ft.	**715 ft.

** highlights the deviations being requested

H. Site Characteristics

The subject site is developed as a public golf course. The proposed facility would be located in an unimproved area adjacent to fairway nos. 13 and 14 near an existing well. Single-family residences line the sides of the fairways.

ANALYSIS:

A. General:

Pursuant to the Development Code, a Conditional Use Permit is required for all new telecommunication towers to afford the Commission the opportunity to review the architecture and aesthetics of any proposed structure. The Code allows telecommunications facilities within public facilities such as a golf course, as an accessory use, with approval of a Conditional Use Permit. The ordinance encourages telecommunication facilities to be stealth in design, sited in the least visually obtrusive manner, either screened or disguised, mounted on a facade and located on the same property as, or adjacent to, structures with tall features or trees similar in height.

As a municipal golf course, the subject site is a preferred location as described in Section 9.77.180 of the Development Code. As such, the Code does give allowances for up to a fifty (50%) reduction in separation and setback requirements.

The applicant is requesting Planning Commission review and approval of a Conditional Use Permit to construct a seventy (70)-foot high monopine. The actual pole of the monopine is sixty-five (65)-feet tall, thirty (30)-inches in diameter and, will be covered with synthetic bark up to a point approximately twenty-five (25) feet above the base where the canopy thickens. The simulated foliage for the monopine extends five (5) feet above the pole to assist in providing a tapered visual effect. The monopine drip line diameter is approximately nineteen (19) feet. Space has been provided on the tower for two (2) additional future carriers. The applicant's antenna is at centerline height of sixty (60) feet, with the future antenna located at forty (40) and fifty (50) feet. The antennas will be attached to a mounting system that lines the antennas in an array configuration of four (4) antennas per array. The elevations indicate each individual antenna is four (4) feet tall and will be painted to match the branches. The facility will be enclosed by an eight (8)-foot high slumpstone masonry wall with a decorative cap.

B. Site Analysis:

The proposed wireless telecommunication facility will be located at the junction of Fairway Nos. 13 and 14. The applicant met with Town staff at the location to ensure that the function of the fairways is not impacted. Since the proposed facility would be located in an unimproved area adjacent to the fairways near an existing well, golf play is not impacted.

The Code requires that the tower be setback a distance equal to at least seventy-five percent (75%) of the height of the tower from any adjoining lot line and as a preferred location, the required setbacks can be reduced by fifty (50) percent. This calculates to a twenty-six and one half (26.5)-foot (75% of 70 feet = 53 feet. 50% of 53 feet = 26.5 feet) from the adjoining property lines. As proposed, the project exceeds the minimum setback requirements.

The Code requires a minimum 1,000-foot separation to adjacent single-family residential, and as a preferred location, the required separation can be reduced by fifty (50) percent. This calculates to 500 feet. The nearest residence is located approximately 355 feet to the south. Since the antenna is closer than 500 feet, the applicant is requesting a Deviation Permit to allow a 145-foot encroachment into the separation requirement.

The Code requires a minimum 1,500-foot separation to an existing guyed antenna, and as a preferred location, the required setback can be reduced by fifty (50) percent. This calculates to 750 feet. The nearest existing antenna is located approximately 715 feet to the east. Since the antenna is closer than 750 feet to an existing guyed tower, the applicant is requesting a Deviation Permit to allow a thirty-five (35)-foot encroachment into the separation requirement.

The facility does propose an emergency back-up generator to be located within the compound. No additional information has been provided that demonstrates the generator is consistent with the Town's Performance Standards. Therefore, a condition has been included that stipulates the generator may not exceed 60 dBA's and an acoustical analysis shall be provided at plancheck (Condition No. P14).

C. Deviation Permit:

With the submittal of a Deviation Permit application, the Planning Commission may increase or modify standards relating to antenna height, setback, separation distance, security fencing or landscape screening if the goals of the Development Code would be better served by granting the requested deviation. Development Code Section 9.77.200 states that the applicant must provide supporting documentation of the identified need that cannot be met in any other manner. There must also be unique circumstances associated with the proposed location necessitating the requested deviation. The applicant should also demonstrate that there are no reasonable alternative sites available to provide the services offered to grant the waiver. The applicant has provided written justification for the deviations to the setback and separation requirements, which is attached for Commission consideration (Attachment No. 3).

D. Architecture Analysis:

The Development Code does discourage the use of a mono-pine, but that the Planning Commission in review of the CUP application may consider a monopine. The applicant has chosen a mono-pine design because of the existing treescape on the golf course.

The seventy (70)-foot high, monopine is designed with full cladding that appears bark-like as the trunk of the tree, with foliage beginning at twenty (20) feet and extending to the top at seventy (70) feet. The plans do not indicate the density of the branches per foot. Therefore, staff has included a Condition of Approval that requires a density of three (3) branches per foot or greater to ensure a more fuller canopy appearance and to greater minimize the appearance of the antenna arrays (Condition No. P12). Further, staff had included a condition of approval that prohibits any antennas from extending beyond the limits of the foliage (Condition No. P16).

The elevations indicate the antennas are to be painted to match the tree branches. For better concealment, staff has included a Condition of Approval that requires the antennas to be covered with a pine needle sock to camouflage the antenna (Condition No. P13).

The trees within a 200-foot radius of the monopine range in height from twenty-seven (27) feet to sixty-three (63) feet in height will help minimize the appearance of the tower. Despite the tall trees, the trees will not achieve a height greater than sixty (60%) percent of the overall height of the tower, and when combined with the single story structures surrounding the park, the tower will still be visible. While not ideal, the seventy (70)-foot high, monopine design, the recommended condition of approval for greater tree branch density will provide the least amount of impact to the aesthetics in and around the project.

E. Licensing & Future Reviews:

Wireless telecommunication proposals are governed by regulations of the Federal Communications Commission (FCC) and are required to transmit signals on frequencies that will not interfere with other electronic equipment (e.g., fire, police, emergency radio frequencies, etc.). The Telecommunications Act of 1996 determined that electromagnetic fields associated with wireless telecommunication facilities do not pose a health risk and are required to conform with the standards established by the American National Standard Institute (ANSI) for safe human exposure to electromagnetic fields and radio frequencies. The applicant is conditioned to submit verification from ANSI by providing a copy of its FCC license agreement.

F. Environmental Assessment:

Based upon an Initial Study, Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration has been determined for this proposal.

G. Noticing:

The project was legally noticed in the Apple Valley News on April 6, 2012. Staff notified all property owners within 1,500 feet of the site for this public hearing. At the time of the writing of the staff report, staff had not received any communications from neighbors regarding the proposed telecommunication facility.

H. Conditional Use Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make the following Findings:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed construction of a seventy (70)-foot high telecommunication mono-pine tower complies with the Telecommunications Ordinance of the Development Code of the Town of Apple Valley, and the adopted General Plan, upon the review and approval of a Conditional Use Permit and Deviation Permit by the Planning Commission.

The Utilities Element of the General Plan Policy 1.H states "...cellular communication towers and other major utility facilities shall be designed and sited so that they result in minimal impacts to viewsheds and minimally pose environmental hazards." This project is compatible with the golf course. By using a monopine design the visual impact will be minimized and expanding the telecommunication coverage within an area that is deficient in cellular coverage is compatible with the surrounding residential uses surrounding the golf course.

2. That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;

Comment: The antenna will incorporate a pine tree design as camouflage for the tower and will be compatible with the site and adjacent uses, based on the existing mature trees. The proposed installation of the monopole, with adherence to the recommended Conditions of Approval, is permitted subject to approval of a Conditional Use Permit and Deviation Permit.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: By using a monopine design the visual impact will be minimized and expanding the telecommunication coverage within an area is deficient in cellular coverage is compatible with the surrounding residential uses surrounding the golf course.

4. That there are public facilities, services and utilities available at the appropriate levels, or that these will be installed at the appropriate time, to serve the project as they are needed;

Comment: There are existing improvements to serve the proposed site.
5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The location, size, design (with aesthetics approved by the Planning Commission) and operating characteristics of the proposed telecommunications facility, and the conditions under which it will be operated and maintained, will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity.
6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed wireless telecommunication facility is unmanned and, therefore, not anticipated to generate additional traffic.
7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: The proposed wireless telecommunication facility is unmanned and will be located within a developed golf course. Minimal traffic will be generated from the project to adversely affect the surrounding area.
8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment since the proposed wireless telecommunication facility is unmanned and will be located within a developed park site.
9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment since the proposed wireless telecommunication facility is unmanned and will be located within a developed golf course.
10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the

conditions under which it would be maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The project, if approved, would be required to provide FCC (Federal Communications Commission) licensing which regulates electromagnetic fields and radio frequencies.

11. That the proposed conditional use will comply with all of the applicable provisions of this title;

Comment: The proposed telecommunications facility can be built in conformance to the Development Code, subject to approval of a Conditional Use Permit, Deviation Permit and adherence to the recommended Conditions of Approval.

12. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;

Comment: The materials, textures and details of the proposed antenna and associated equipment compound will compliment the existing improvements.

13. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

Comment: The design of a pine tree adjacent to or within proximity of other trees that are approximately twenty-seven (27) to sixty (60) feet tall will help minimize the appearance of the tower. Based on the need for antenna height, due to the low profile buildings and lack of tall trees of comparable height within the area, anything will be visible. Nevertheless, the proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings.

14. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures.

Comment: The design of a pine tree adjacent to or within proximity of other trees will help minimize the appearance of the tower.

15. That access to the site and circulation on and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

Comment: The wireless telecommunications facility will be unmanned. The proposed improvements will not alter the function of the golf course.

I. Findings for Deviation:

As required under Section 9.77.200 of the Development Code, the Planning Commission may increase or modify any standard relating to setbacks and separation distance. Prior to approval

of a Deviation Permit, the Planning Commission must make specific Findings. Below are the Findings with a comment to address each.

1. That the applicant has provided supporting documentation of the identified need that cannot be met in any other manner.

Comment: The applicant has submitted the required supporting documentation indicating that this need cannot be met in any other manner.

2. That there are unique circumstances associated with the proposed location necessitating the requested Deviations.

Comment: Given the site design of the existing facility, the location appears most logical despite the encroachments into the required setbacks. With adherence to the 500-foot and 715-foot separation requirements, it would preclude the use of this preferred location for telecommunication or the function of the golf course fairways. Essential any viable on-site location would result in an encroachment.

3. That there are no reasonable alternative sites available to provide the services offered.

Comment: The applicant has submitted the required supporting documentation indicating that this need cannot be met in any other manner. With adherence to the 500-foot and 715-foot separation requirements, it would preclude the use of this preferred location for telecommunication or the function of the golf course. Essential any viable on-site location would result in an encroachment.

4. That the submitted information and testimony from the applicant, staff and public illustrates a reasonable probability that allowance of the Deviation will have minimal or no adverse impacts to the site, surrounding area or the community in general.

Comment: The applicant has submitted the required supporting documentation indicating that this need cannot be met in any other manner. With adherence to the 500-foot and 715-foot separation requirements, it would preclude the use of this preferred location for telecommunication or the function of the golf course. Essential any viable on-site location would result in an encroachment.

5. That the Commission finds that the proposed deviation will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

RECOMMENDATION:

Based upon the information contained within this report, the attached Initial Study, and any input received from the public at the hearing, it is recommended that the Planning Commission move to:

1. Determine that the proposed project does not have a negative impact upon the environment and adopt a Negative Declaration pursuant to the guidelines to implement the California

Environmental Quality Act (CEQA) for Conditional Use Permit No. 2012-02 and Deviation Permit No. 2012-02.

2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings for Conditional Use Permit No. 2012-02 and Deviation Permit No. 2012-02.
3. Approve Conditional Use Permit No. 2012-02 and Deviation Permit No. 2012-02, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Determination.

Prepared By:

Reviewed By:

Carol Miller
Senior Planner

Lori Lamson
Acting Director of Community Development

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Justification for Deviations
3. Site Plans
4. Elevation
5. Photo-simulation and RF maps (see separate attachment)
6. Zoning Map
7. Initial Study

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Conditional Use Permit No. 2012-02 & Deviation Permit No. 2012-02

Please note: *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

Planning Division Conditions of Approval

- P1. This project shall comply with the provisions of State law and the Town of Apple Valley Development Code and the General Plan. This conditional approval to approve a specific use of land, if not established in conformance to any conditions applied, shall become void three (3) years from the date of action of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least 60 days prior to the void date. The Conditional Use Permit becomes effective 10 days from the date of the decision unless an appeal is filed as stated in the Town's Development Code, Section 9.03.0180.
- P2. The applicant shall agree to defend at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
- P3. The applicant recognizes the approval of Conditional Use Permit No. 2012-02 and Deviation Permit No. 2012-02 by the Planning Commission as acknowledgment of Conditions of Approval, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- P4. The rendering(s) presented to, and approved by, the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P5. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure, to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Commission. Any such plans, specifications and/or illustrations that are reviewed and approved by the Planning Commission at an advertised public hearing shall accurately reflect the structures, facilities and appurtenances expected and required to be installed at the approved location without substantive deviations, modifications, alterations, adjustments or revisions of any nature.

- P6. The Community Development Director or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments, and architectural relief.
- P7. The applicant shall supply verification with the American National Standards Institute (ANSI) by providing a copy of its FCC license agreement prior to issuance of Certificate of Occupancy.
- P8. In the event the antenna(s) becomes obsolete and/or abandoned, the provider shall remove the antenna(s) and all related mechanical equipment and return the site to its original state, or an improved state, within 30 days of abandonment.
- P9. Final landscape and irrigation plans shall be submitted prior to the issuance of Building permits and installed prior to issuance of occupancy permits subject to approval by the Planning Division and Municipal Operations. The actual placement of the three (3) pines trees shall be agreed upon by Municipal Operations. The Yellow Trumpet Vine shall be replaced with a combination drought tolerant shrubs conducive to cold winters and summer heat.
- P10. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P11. The filing of a Notice of Determination and Negative Declaration requires the County Clerk to collect a documentary handling and filing fees. The fee must be paid in a timely manner in accordance with Town procedures. No permits may be issued until such fee is paid. The check shall be made payable to the Clerk of the Board of Supervisors.
- P12. Plans submitted for plancheck shall reflect a tree branch of three (3) branches per foot or greater.
- P13. The antennas shall be covered with a pine needle sock to camouflage the antenna.
- P14. The emergency back-up generator may not exceed 60 dBA's. An acoustical analysis shall be provided at the time of plancheck submittal.
- P15. The wall enclosure shall have decorative pilasters at all corners. No barbed, razor or other wire material shall be used in or on the facility.
- P16. No antenna array shall extend beyond the foliage.

Building and Safety Division Conditions of Approval

- B1. Prior to issuance of Building Permit, the applicant shall submit plans and engineering calculations for review and approval.
- B2. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazards, and native plant protection.
- B3. All utilities are required to be placed underground in compliance with Town Ordinance No. 89.

- B4. Page two (2) of the submitted building plans will be conditions of approval.
- B5. Construction must comply with 2010 California Building Codes and California Green Building Code..
- B6. Best Management Practices (BMPs) are required for the site during construction.

Apple Valley Fire Protection District

- FD1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.
- FD2. All new construction shall comply with applicable sections of the California Fire Code, California Building Code, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, or Apple Valley Fire Protection District.
- FD3. All combustible vegetation, such as dead shrubbery and dry grasses, shall be removed from each building site a minimum distance of thirty (30) feet from any combustible building material, including the finished structure. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants, which are used as ground cover if they do not form a means of transmitting fire.

California Public Resources Code, Sec. 4291
- FD4. Provide a N.F.P.A. 704 Placard indentifying the Hazardous Materials for the batteries.
- FD5. Provide (1) 2A10BC minimum rating fire extinguisher and serviced by a certified company.

End of Conditions

DEVIATION PERMIT FINDINGS FOR A WIRELESS TELECOMMUNICATION FACILITY

1. That the applicant has provided supporting documentation of the identified need that cannot be met in any other manner;

As described in the Project Description and Project Justification, there is a significant service gap in coverage in the surrounding neighborhoods, there are no existing structures, buildings or towers on which the Applicant might located its antennas and the proposed project location on the Apple Valley Golf Course is the only property which is zoned for a non-residential land use and which can meet the Wireless Telecommunication Facility ordinance development and location requirements. A new stealth tower facility is necessary to provide the necessary wireless services for the surrounding neighborhoods.

2. That there are unique circumstances associated with the proposed location necessitating the requested Deviations;

Due to the narrow configuration of the southern parcel of the golf course, no location for the wireless facility could meet the 500 ft minimum residential setback requirement in all directions. The proposed location requires a Deviation Permit for the required residential setback in only one (1) direction. The Deviation for the setback to the existing guyed tower is necessary in order to maintain the minimum setback to the residences north of the proposed wireless facility location.

3. That there are no reasonable alternative sites available to provide the services offered;

As described in the Project Description and Project Justification, there are no alternative sites available which could both meet the necessary radio signal coverage objectives of the Applicant, and meet the Wireless Telecommunication Facility ordinance requirements of the Town of Apple Valley. The Apple Valley Golf Course is the only non-residential zoned property in the area of Verizon's coverage objectives.

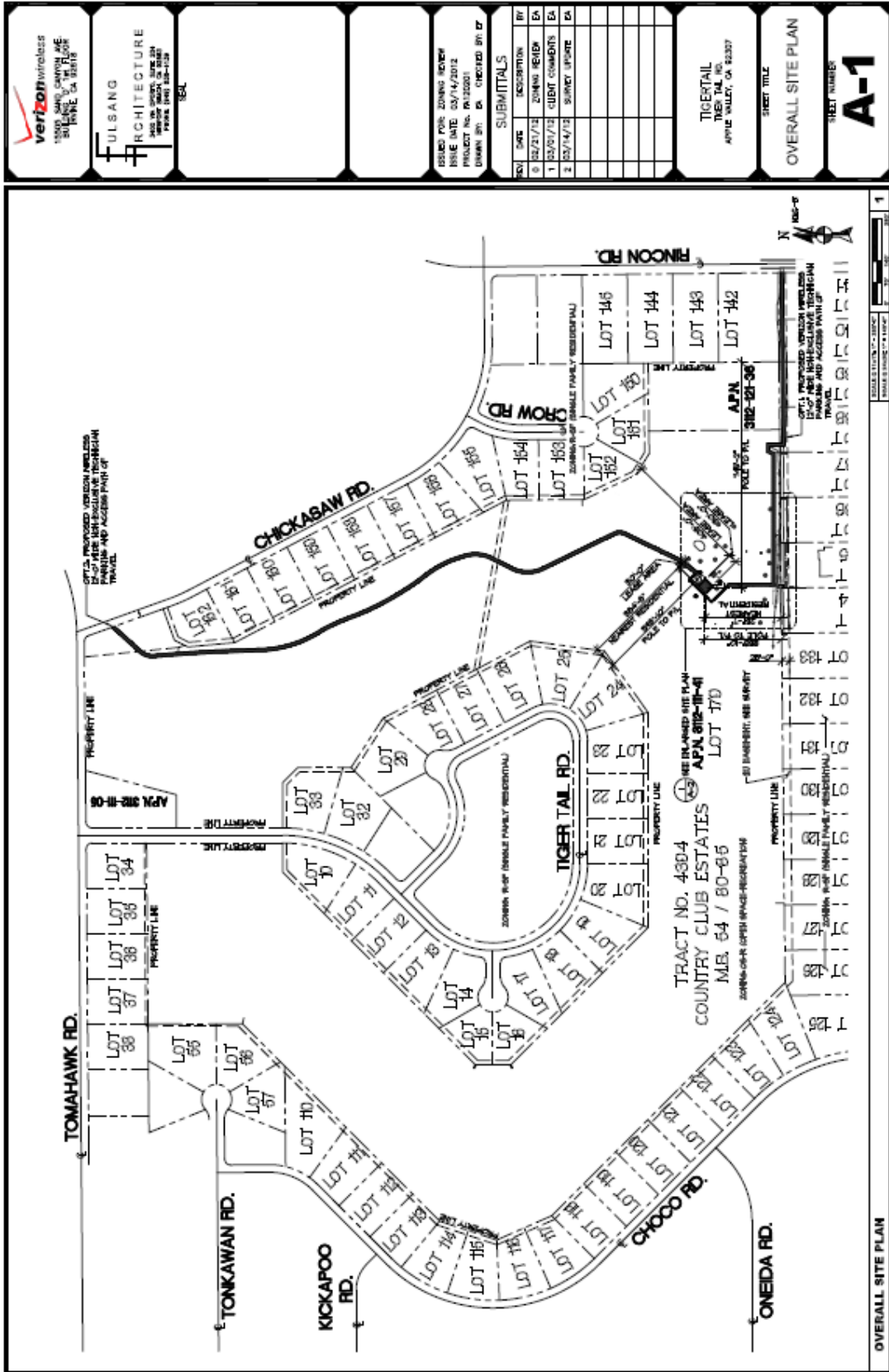
4. That the submitted information and testimony from the applicant, staff and public illustrates a reasonable probability that allowance of the Deviation will have minimal or no adverse impacts to the site, surrounding area or the community in general; and

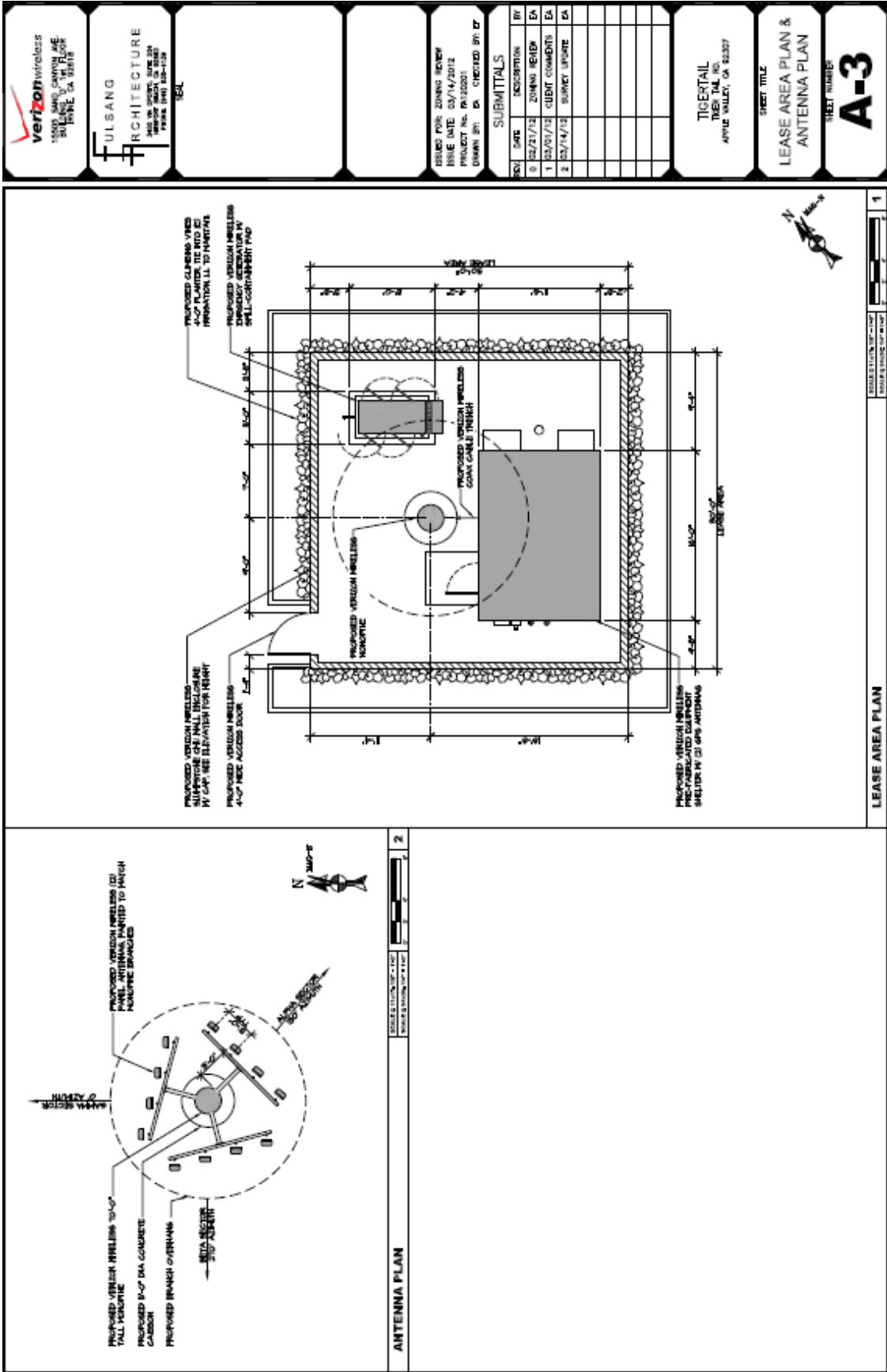
The allowance of the Deviation for setbacks and separation, as described in the Project Description and Project Justification, will have no adverse impacts on the site, surrounding area or community. The proposed wireless facility is designed as a faux tree and located in such a

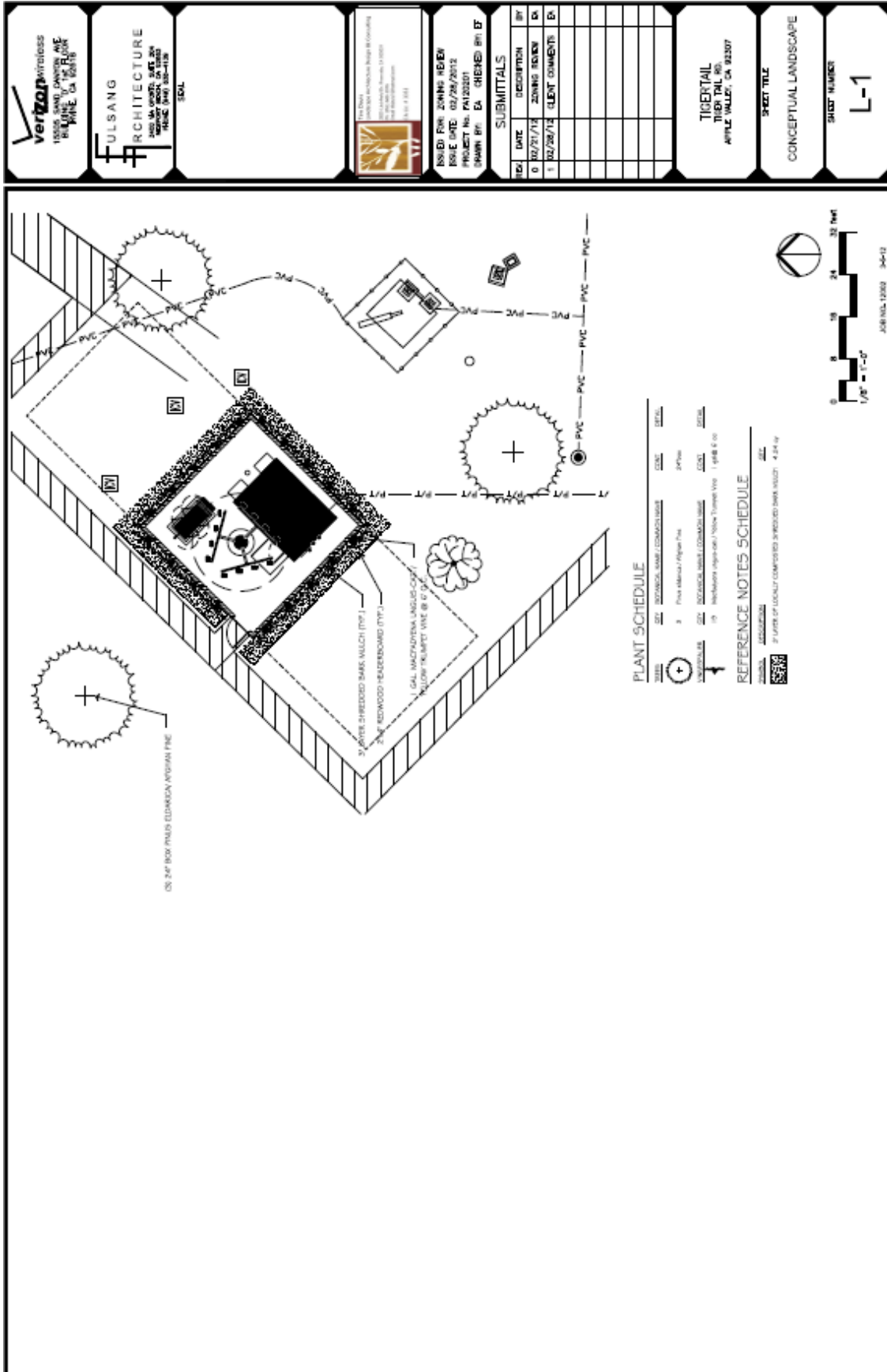
manner as to blend with the existing trees along the golf course, and not intrude into the viewshed of the surrounding area. Additionally, the allowance of the Deviation will substantially improve wireless services in the area, including voice, internet and data services.


5. That the Commission finds that the proposed deviation will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use districts in which the property is located.

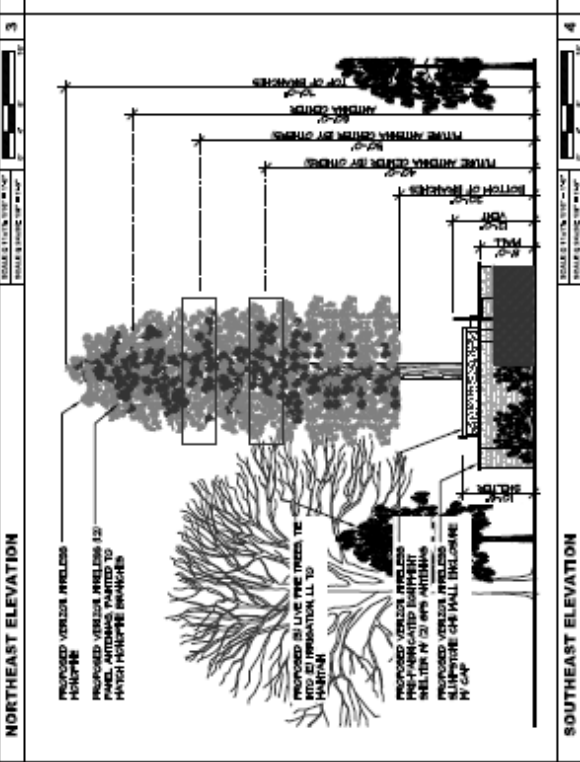
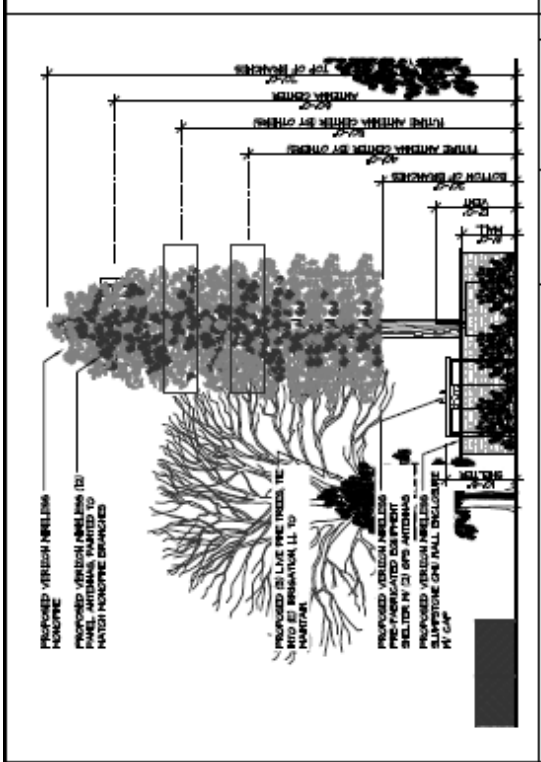
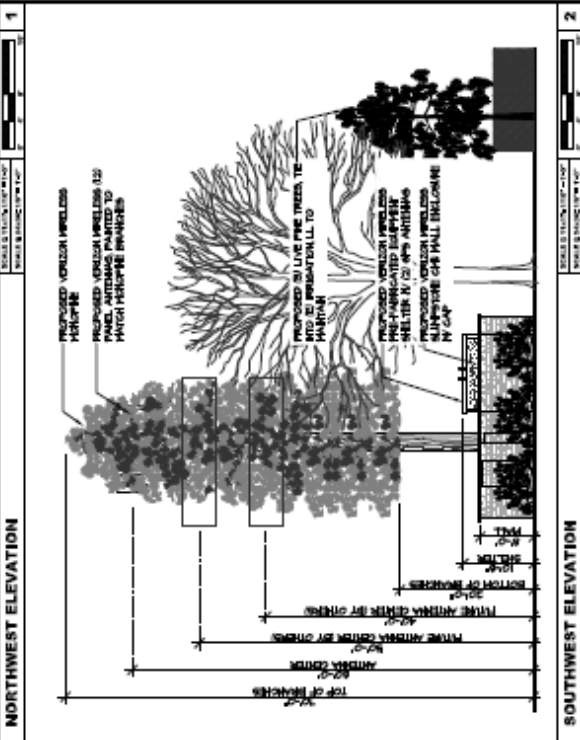
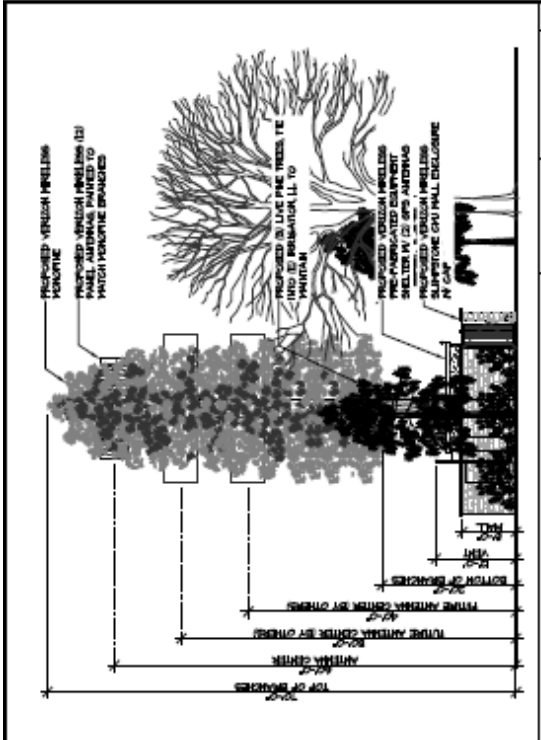
The proposed wireless facility is designed as a stealth facility (faux tree) and located on the Apple Valley Golf Course to blend with the existing golf course trees, in accordance with the development standards of the the Town's Wireless Telecommunications ordinance. The proposed facility will not be injurious to the golf course property and its use, nor will the proposed use be detrimental to the public health, safety or general welfare; thus the proposed Deviation will not be detrimental or injurious as well. The allowance of the proposed Deviation will provide for substantially improved wireless telecommunication services, including voice, internet, data and emergency, to the property and surrounding properties.

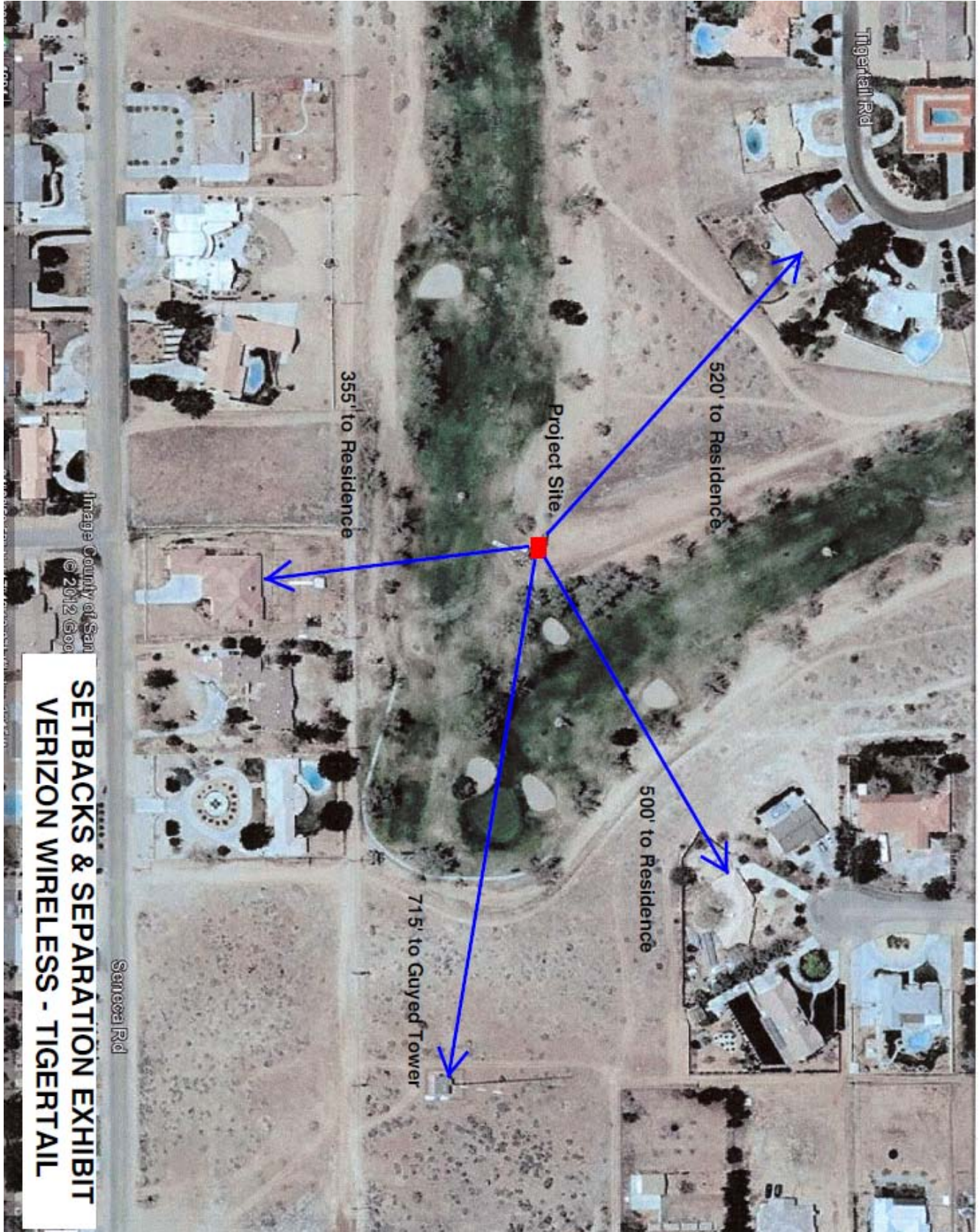






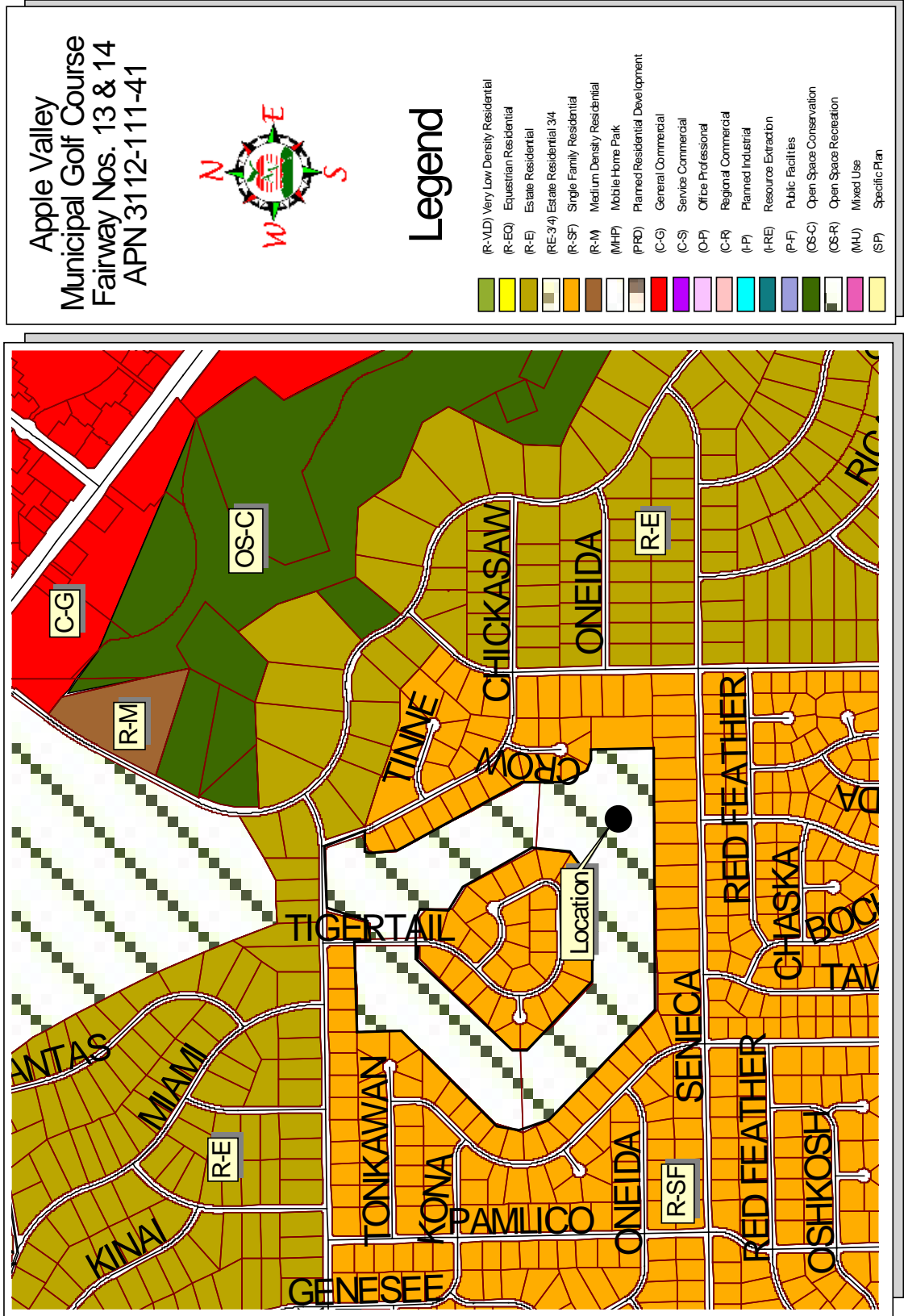
 <p>1500 SAN CARLOS AVE SUITE 100, FLOOR 10 IRVINE, CA 92618</p>	<p>FULSANG ARCHITECTURE</p> <p>3400 VAN COTT, SUITE 200 IRVINE, CA 92618 PHONE (949) 453-1238</p>	<p>ISSUED FOR ZONING REVIEW ISSUE DATE 03/14/2012 PROJECT NO. PR120001 DRAWN BY: DS CHECKED BY: DT</p>	<p>SUBMITTALS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/21/12</td> <td>ZONING REVIEW</td> <td>EA</td> </tr> <tr> <td>1</td> <td>03/07/12</td> <td>SUBMIT COMMENTS</td> <td>EA</td> </tr> <tr> <td>2</td> <td>03/14/12</td> <td>SURVEY UPDATE</td> <td>EA</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	0	02/21/12	ZONING REVIEW	EA	1	03/07/12	SUBMIT COMMENTS	EA	2	03/14/12	SURVEY UPDATE	EA																																					<p>TIGERTAIL TREE TALE, INC. APPLE VALLEY, CA 92307</p>	<p>SHEET TITLE ELEVATIONS</p>	<p>SHEET NUMBER A-4</p>
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Conditional Use Permit No. 2012-02
 Deviation Permit No. 2012-02

Zoning/Location Map



**TOWN OF APPLE VALLEY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Town of Apple Valley Development Code and Section 15063 of the State CEQA Guidelines.

PROJECT INFORMATION

1. Project title:
Conditional Use Permit No. 2012-02 & Deviation Permit No. 2012-02
2. Lead agency name and address:
**Town of Apple Valley
Planning Division
14955 Dale Evans Parkway
Apple Valley, CA 92307**
3. Contact person and phone number:
Carol Miller, Senior Planner 760-240-7000
4. Applicant's name and address:
**RealCom Associates LLC for Verizon Wireless
15505 Sand Canyon Avenue, D-1
Irvine, Ca. 92618**
5. Project location and APN:
**The project site is located on the Apple Valley Municipal Golf Course on Fairways #13 and #14,
APN: 3112-111-41.**
6. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):
A request for approval of a Conditional Use Permit to construct a seventy (70)-foot tall wireless telecommunication monopole designed as a pine tree. A fenced area is proposed to enclose the tower and equipment shelter within a 900 square foot lease area. The project includes a request for approval of a Deviation Permit to allow an encroachment of approximately 145 feet into the required 500-foot separation requirement between the monopole and a single family and a 35-foot encroachment into the separation requirement between the tower and a guyed tower.

ENVIRONMENTAL/EXISTING SITE CONDITIONS

The subject site is currently developed as a golf course. The site is located within Fairway #13 and #14 with several trees.

	EXISTING LAND USE	TOWN OF APPLE VALLEY ZONING AND GENERAL PLAN DESIGNATION
North	Single-Family Residence	Single-Family Residential (SFR)
South	Single-Family Residence	Single-Family Residential (SFR)
East	Single-Family Residence	Single-Family Residential (SFR)
West	Single-Family Residence	Single-Family Residential (SFR)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural/Paleontological | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an

earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	April 6, 2012
Signature (prepared by)	Date

_____	_____
Lori Lamson	Date
Acting Director of Community Development	

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located within the viewshed of any Scenic Route listed in the General Plan):

- a. **Less Than Significant Impact.** The Town of Apple Valley’s General Plan recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the Town, and identifies the surrounding knolls, hills, and natural desert environment as important natural resources that should be preserved as Open Space. The proposed project is not located within a Scenic Corridor and will not have a substantial adverse effect on a scenic vista as there are none identified within the vicinity of the project site that would be effected by development of the site.
- b. **No Impact.** The Town’s General Plan does not identify officially designated state scenic highways within the project vicinity. As a result, no impacts would occur to scenic resources located within a state scenic highway from the project.
- c. **Less Than Significant Impact.** The proposed project is located within a developed area of the Town and therefore, the overall scenic character has already been altered.
- d. **No Impact.** No exterior lighting is proposed.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Important Farmlands Overlay):

- a: **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site.
- b: **No Impact.** The property is designated Open Space Recreation (OS-R) and not subject to a Williams Act land conservation contract or located within an agricultural preserve.
- c: **No Impact.** Forest land is defined as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (Public Resources Code section 12220(g)). Timberland is define as "land, other than land owned by the federal government and land designated by the Board of Experimental forestland, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (Public Resources Code section 4526). A Timberland Production Zone is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber and compatible uses, as defined in subdivision" (Gov't Code section 51104(g)).

The property is designated Open Space Recreation (OS-R) and the proposed project does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

- d. **No Impact.** The site is developed and therefore, does not contain forest land as defined in Public Resources Code section 12220(g) or timberland as defined in Gov't Code section 51104(g).
- e. **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a-c: **Less Than Significant Impact.** The project area is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). This portion of the basin has been designated as a 'non-attainment' area with respect to violating National Air Quality Standards for particulate matter classified as equal to, or smaller than, 10 microns in diameter (PM₁₀). However, because the proposed site disturbance will be less than ½ acre, the 960 square feet is not subject to the regulatory provisions of Rule 403.2 (Fugitive Dust Control for the Mojave Desert Planning Area) which requires a number of operating conditions to reduce fugitive dust generation to the lowest extent possible. No stationary sources are associated with the project that would be subject to MDAQMD rules. As a result, the proposed wireless facility would be in conformance, and impacts would be less than significant.

d: **Less Than Significant Impact.** This is a request to install a wireless telecommunication facility at the Apple Valley golf course surrounded on all sides by single family residences. The only potential sensitive receptor is located 355 feet to the south. No other sensitive receptors are in the area. The project will not expose sensitive receptors to substantial pollutant concentrations because there are no identified concentrations of substantial pollutants associated with this proposal.

- e. **Less Than Significant Impact.** The wireless telecommunication facility does not include any sources of odor producers, which would cause impacts to the surrounding area. Odors would be generated from vehicles and/or equipment exhaust emission during construction. However such odors are temporary and would not occur at such levels that would effect substantial number of people. Less than significant impact is anticipated.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Biological Resources Overlay ___ or contains habitat for any species listed in the California Natural Diversity Database __):

- a –d. **No Impact.** The project involves the installation of a wireless telecommunication tower designed as a pine tree located within a golf course. The subject site is surrounded on all sides by residential development; therefore, the proposed will not impact biological resources or conflict with any conservation plans.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if the project is located in the Cultural ___ or Paleontologic ___ Resources overlays or cite results of cultural resource review):

a –d. **No Impact.** The project involves the installation of a wireless telecommunication tower designed as a pine tree located within a golf course. The subject site is surrounded on all sides by development; therefore, the proposed will not impact cultural resources.

VI. GEOLOGY AND SOILS

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Geologic Hazards Overlay District):

- a (i-iv). **Less Than Significant Impact.** The General Plan indicates that the project site is not located within a special studies (Alquist-Priolo) zone and, therefore, does not require a geologic study. The Mojave Desert is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required when development occurs which would reduce potential ground shaking hazards to a less than significant level. The project site is not within a known area which may be susceptible to the effects of liquefaction. The subject site is currently developed and no hills or mountains surround the site that would subject the projects to landslides or rock falls.
- b. **No Impact.** Although the desert is susceptible to strong winds and wind erosion hazards, the proposed facility will be located within a golf course; therefore, the project will result in minimal grading that would result in the loss of topsoil or cause soil erosion.
- c-d: **No Impact.** The project site is within a golf course. The General Plan indicates that the project site is not located within a special studies zone or an earthquake fault zone. Any project within the area of Southern California shall meet the latest UBC standards to minimize the potential impact caused by an earthquake. However, any future project will meet and/or exceed the development standards set by the Town of Apple Valley. No impact is anticipated.
- e. **No Impact.** The project is an unmanned wireless telecommunication facility that does not include the use of sewer, septic tanks or the need to dispose of wastewater.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a: **Less Than Significant Impact.** This is a request to construct an unmanned wireless telecommunication facility in the Open Space zoning designation. According to the Town's General Plan, air quality is a concern due to human health issues, and because air pollutants are thought to be contributing to global warming and climate change. Air pollution is defined as a chemical, physical or biological process that modifies the characteristics of the atmosphere. The Town will follow applicable greenhouse gas regulations

and quantification protocols. A detailed description of each of the greenhouse gases and their global warming potential are provided in *Air Quality* of the General Plan EIR. Less than significant impact is anticipated.

- b): **No Impact.** The proposed unmanned telecommunication facility project would not conflict with the provisions of any adopted, applicable plan, policy or regulation.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a-c: **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to land use approval, permit and inspection.
- d: **No Impact.** This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this project would not create a significant hazard to the public or the environment. No impact is anticipated.
- e-f: **No Impact.** The project site is not located within two miles of a public airport or public use airport or private. No impacts related to air traffic are anticipated to occur.
- g: **No Impact.** The proposed development of a wireless telecommunication facility would not impair or interfere with the Town's adopted emergency evacuation plan. No impact is anticipated.
- h: **No Impact.** The facility is an unmanned wireless telecommunication facility.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a: **No Impact.** Future development at the project site would disturb approximately 900 square feet of area within the golf course, therefore not subject to the National Pollution Discharge Elimination System (NPDES) permit requirements.
- b: **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Further, the only water necessary for the project is for irrigation purposes which will be supplied by the local water purveyor.
- c-e: **No Impact.** The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because the amount of new hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff generated from the project would be retained on the project site.
- f: **No Impact.** Grading activities associated with the construction of the wireless communication facility could result in temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. Since the lease area is only 900 square feet, any surface run off will be minimal.
- g: **No Impact.** The project does not propose the development of housing. Nevertheless the grading plan shall demonstrate that the function of the site is not impacted by the development.
- h. **No Impact.** The project site is not located within the 100-year Flood Zone as indicated in the Town of Apple Valley General Plan.
- i-j: **No Impact.** No levees, dams or large bodies of water are located near the development site which would subject people to flooding. The site is also not located in a coastal area and, therefore, would not be subject to seiche, tsunami or mudflow.

X. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The project site is designated Open Space and proposed on an existing developed site. The development of a wireless telecommunication facility will not create any physical obstruction which would divide the community.
- b) **No Impact.** The project site is designated Open Space and proposed on an existing developed site. The development of a wireless telecommunication facility is consistent with the General Plan designation and zoning classification.
- c) **No Impact.** No habitat conservation plan or natural community conservation plan exists over this site which is currently developed. Therefore, no impact is anticipated.

XI. MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check ___ if project is located within the Mineral Resource Zone Overlay):

- a) **No Impact.** The site is not designated as a State Aggregate Resource Area according to the General Plan FEIR; therefore, there is no impact.
- b) **No Impact.** The site is not designated by the General Plan as a Mineral Resource Zone; therefore, there is no impact.

XII. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District ____ or is subject to severe noise levels according to the General Plan Noise Element __):

a-d: **Less Than Significant Impact.** The proposal is an unmanned wireless telecommunication facility which would only periodically generate noise in the event of a power outage and an emergency generator is used. Also, the development would result in short term noise during construction activities and would be required to comply with the Town's adopted Noise Ordinance.compliance with the Town's construction hours of 7:00 a.m. to 7:00 p.m. which will mitigate temporary noise impacts during night time hours. Noise levels generated by the development would be consistent with levels anticipated for the site.

e-f: **No Impact.** The project site is not located within two miles of a public airport or public use airport. Therefore, no impact is anticipated.

XIII. POPULATION AND HOUSING

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a-c. **No Impact.** The General Plan identifies the site as Open Space Recreation zone. The proposed unmanned wireless telecommunication facility will not induce population growth or displace housing or number of people.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a. **No Impact.** The proposed unmanned wireless telecommunication facility will not result in the need for additional public service due to the limited size and scope.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a-b: **No Impact.** The proposed unmanned wireless telecommunication facility will not impact existing recreational opportunities or create the need for additional recreational facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersection, streets, highways and freeways, pedestrian and bicycle paths and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a-b: **No Impact.** The proposed unmanned wireless telecommunication facility will not exceed, either individually or cumulatively the Town's level of service (LOS) standard or change existing traffic patterns.
- c. **No Impact.** The proposed unmanned wireless telecommunication facility does not utilize air transportation and will not result in a change to air traffic patterns.
- d. **No Impact.** The proposed unmanned wireless telecommunication facility will not require new roads or design features.
- e. **No Impact.** The unmanned wireless telecommunication facility is proposed to be located within a golf course. The area to be disturbed is currently a dirt area adjacent to the fairways; therefore, the overall circulation and emergency access within the site will not be altered.
- f. **No Impact.** The unmanned wireless telecommunication facility is proposed to be located within a golf course. The area to be disturbed is currently a dirt area; therefore, golf play will not be impacted.

- g. **No Impact.** The unmanned wireless telecommunication facility is proposed to be located within a golf course. The area to be disturbed is currently a dirt area; therefore, the proposal will not conflict with golf course usage.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a-g **No Impact.** The proposed unmanned wireless telecommunication facility will not impact existing utility service systems or create the need for additional facilities.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or

animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

d) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly or indirectly?

SUBSTANTIATION:

a. **No Impact.** The project will not result in any negative impacts to wildlife habitat. As previously described, the site is developed as a golf course, and therefore, does not have the potential to degrade the quality of the environment.

b. **No Impact.** The project would not have impacts that are individually limited but cumulatively considerable. There are no projects within the area, that when combined with the proposed project that would result in cumulatively considerable impacts.

c. **Less Than Significant Impact.** Based on the analysis above, it has been determined there would be no significant direct or indirect effects on human beings.

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